

**PB# 75-2**

**Balmville Estates**

Bulmville Estates

75-2

never materialized  
field with town clerk office  
7/24/79 SH-



Oxford

STOCK No. 753 $\frac{1}{3}$

MADE IN U. S. A.

RECEIVED

OFFICE OF THE SUPERVISOR TOWN ATTORNEY

TOWN OF NEW WINDSOR

MAY 28 1975

555 Union Avenue  
New Windsor, New York 12550  
(914) 565-8800

NEW WINDSOR PLANNING BOARD

May 7, 1975

Milton M. Schussheim, Esq.  
2 Mountain Avenue  
Highland Falls, New York 10928

Re: Site Plan for Baluville Estates, New Windsor, New York

Dear Mr. Schussheim:

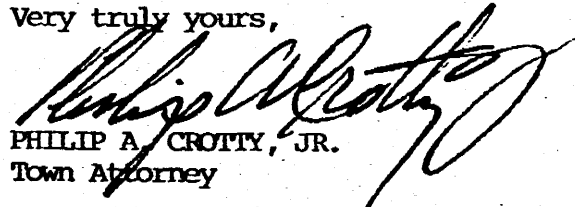
I refer to the short conference in my office yesterday afternoon with yourself and your client, Mr. Harold Adams. A request was made at that time that I take any action that may be appropriate to have the final approval which was granted by the Planning Board of the Town of New Windsor on October 10, 1973 up-dated so that the site plan may now be filed. I was under the impression yesterday that filing was not accomplished back in 1973 through oversight, and that the matter may simply be remedied.

As soon as you left my office I checked the New Windsor Town Code subdivision regulations, Section 4 and found for the first time that "Any subdivision not so recorded (in the office of the County Clerk) within ninety days of the date of final approval as noted on the plat shall become null and void in accordance with Section 276 of N.Y.S. Town Law. Section 276 paragraph 7 was amended in 1974. Accordingly I regret to advise you that the final approval has become null and void and cannot be remedied by the mere clerical procedure of a new stamp.

It should be noted that I checked this observation with the present Secretary of the Planning Board, Mr. Albert Argenio, whose duty it is to stamp site plans. Mr. Argenio was kind enough to come into the office and review the matter. It is his feeling too that the matter must now be resubmitted to the Planning Board for a new final approval.

I also point out that when Mr. Argenio and I attempted to find the original site plan in the records of the Town of New Windsor, we were unable to do so because the files are presently with the Orange County District Attorney where they have been for the past year or more. As a matter of information, I am writing today to seek the return of those documents to the Town.

Very truly yours,



PHILIP A. CROTTY, JR.  
Town Attorney

PAC/bb

cc

Chairman--Town Planning Board ✓



P. O. Box 505  
Maybrook, New York

TELEPHONE:  
MAYBROOK HAZEL 7-2231

*Harold J. Adams*

INDUSTRIAL BUILDING CONSULTANT

Jan, 7- 1975.

Planing Board Twan of New Windsor.

Dear sire.

At the Planing Board meting of Jan 1975 .

I will present the following plans for the Constructeon two Building  
resectfully.

No I Building.

On lands of Balmvill Estates Inc. locadet on Forge Hill RD,  
Bowndres as foweles on the West by Marko Beverges on the rear by  
Schomakers Homes on the East by Forge Hill Apartments  
and being 100 fett along Forge Hill Road 207 depp and 100 rear.

Building No 2.

Located on 4 plus Acers and boundet by the following,  
on the West by Adams Medical Building , Rosenbaum Industry  
and Jack in Box ,on East by Windsor Building CO, Forge Hill Arpartments  
on South by Methodist Church ,and on South West by Vails Gate Fire Co.  
and having 50 fett privat rd to NY Highw, no 32 .

Such Detailes Planses as required will be presendet Forth With.

Yours Truly

Harold J Adams.

Date Jan 6 75

Application No. 75-2

TOWN OF NEW WINDSOR PLANNING BOARD

555 Union Avenue; Tel: 565-8398

APPLICATION FOR SITE APPROVAL

Name Balmwill Estate

Address Highland

1. Owner of the property Balmwill Estate

2. Location of the property Harg Hill Road

3. zone area Local Business

4. Nature of business Stores

5. Lot size: Front 100 Rear 100 Depth 207

6. Building setbacks: Front yard 40' Rear yard 67  
Side yard 15' - 35'

7. Dimensions of new building 50' x 100

Addition                     

If addition, state front, side, rear of existing structure:

Compliance with requirements shall be the sole responsibility of the applicant or his representative and it is suggested a copy of the Zoning Ordinance be obtained, with particular attention to Article X to avoid rejection of the plans.

I do hereby affirm that all fees, permits and charges applicable under the laws and ordinances of the State of New York and the Town of New Windsor will be paid and that any expense for advertising of Public Hearing or meetings will be paid. Also, any legal or engineering fees for review of this project. Fees are due and payable upon submission of preliminary plans. All checks are to be made payable to the Town of New Windsor. Seven (7) copies of the plans are required.

Signature of applicant

Harold Adams  
Pro

Presubmission                     

Final Approval                     

Adopted 10/5/70

Date

Jan 6 - 75

Application No. \_\_\_\_\_

## TOWN OF NEW WINDSOR PLANNING BOARD

555 Union Avenue; Tel: 565-8898

## APPLICATION FOR SITE APPROVAL

Name

Harold Adams

Address

Po Box 405 3 New Windsor

1. Owner of the property

Harold Adams

2. Location of the property

4.35 Acres plus boundedby on West by Adams, Rosebaum, Indstys, Jack In

3. zone area

Box East of road, Biddy Smith & all the time

4. Nature of business

5. Lot size:

Front 4.35 Acres

Rear \_\_\_\_\_

Depth \_\_\_\_\_

6. Building setbacks:

Front yard \_\_\_\_\_

Rear yard \_\_\_\_\_

Side yard \_\_\_\_\_

7. Dimensions of new building

120 x 250

Addition

40 - 250 proposed

If addition, state front, side, rear of existing structure:

Compliance with requirements shall be the sole responsibility of the applicant or his representative and it is suggested a copy of the Zoning Ordinance be obtained, with particular attention to Article X to avoid rejection of the plans.

I do hereby affirm that all fees, permits and charges applicable under the laws and ordinances of the State of New York and the Town of New Windsor will be paid and that any expense for advertising of Public Hearing or meetings will be paid. Also, any legal or engineering fees for review of this project. Fees are due and payable upon submission of preliminary plans. All checks are to be made payable to the Town of New Windsor. Seven (7) copies of the plans are required.

Signature of applicant

Harold Adams

Presubmission \_\_\_\_\_

Final Approval \_\_\_\_\_

Adopted 10/5/70

NOTE:

ZONE	GI
LOT AREA (MIN)	40,000 SQ. FT.
WIDTH	150 FT.
DEPTH	150 FT.
FRONT YARD SETBACK (MIN)	50 FT.
SIDE	15 FT.
REAR	20 FT.
PARKING (1 SPACE PER 300 SQ. FT. FLOOR AREA)	102 SPACES
NEW WINDSOR SCHOOL DIST.	

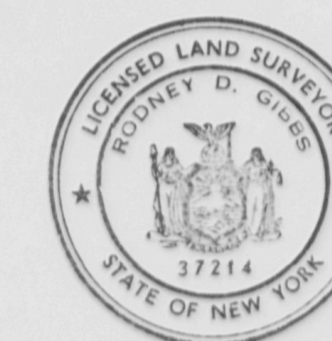
## LANDS OF ALFRED FRIDMAN



NOTE:  
CONTOURS ARE  
PROPOSED GRADING  
BY GEORGE J. SHAW JR. P.E.

RECORD OWNER - BALMVILLE ESTATES, INC.,  
BOX 4053, NEW WINDSOR, N.Y. 12550  
% HAROLD ADAMS

SUBDIVIDER - SAME



Rodney D. Gibbs L.S.  
N.Y.S. LICENSE # 37214

UNAUTHORIZED ALTERATION OR ADDITION  
TO THIS SURVEY MAP IS A VIOLATION OF  
SECTION 7209 (2), OF THE NEW YORK  
STATE EDUCATION LAW.

REVISED	NATURE OF REVISION	REVISED	NATURE OF REVISION

MAP

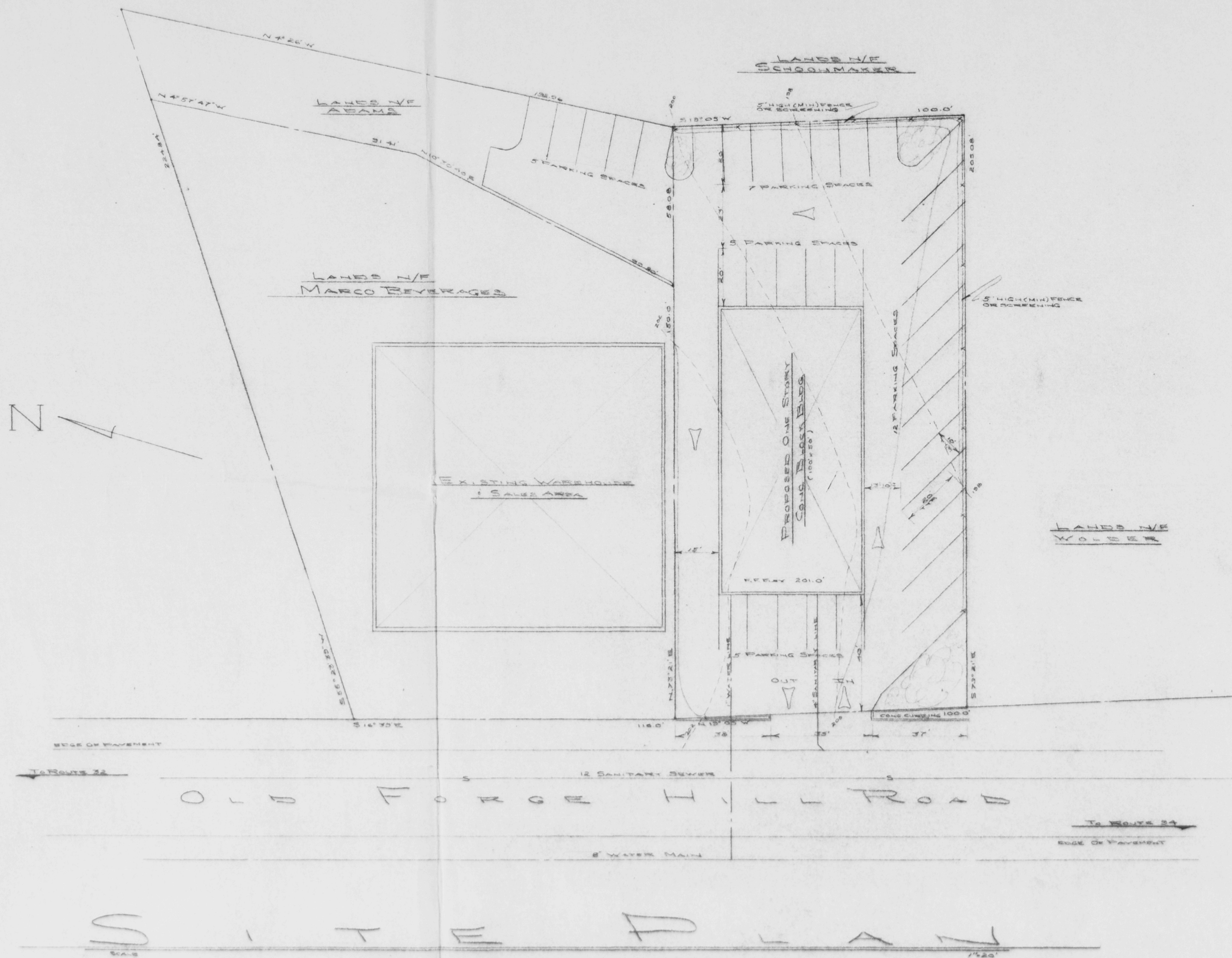
SHOWING LANDS OF

**BALMVILLE ESTATES INC**

TN. OF NEW WINDSOR ORANGE CO. N.Y.

SCALE 1" = 50'      JUNE 18, 1975

DRAWN BY	EUSTANCE & HOROWITZ PC CIRCLEVILLE, N. Y. 10919	DWG. #
CHKD BY		JOB #



## SITE PLAN INFORMATION

ZONE	LB
LOT AREA (MIN.)	10,000 SQ. FT.
LOT WIDTH	100 FT.
LOT DEPTH	100 FT.
FRONT YARD (MIN.)	10 FT.
SIDE YARD	15 FT.
ADJOINING A RESIDENTIAL DIST.	20 FT.
REAR YARD (MIN.)	15 FT.
ADJOINING A RESIDENTIAL DIST.	20 FT.
BUILDING HEIGHT	35 FT.
PARKING SPACES (2 SPACES FOR EVERY 300 SQ. FT. FLOOR AREA)	34 SPACES

REVISED 11/15/70  
REVISED 5/5/71  
REVISED 1/20/72

SITE PLAN	6878
PROPOSED NEW BLDG.	GPS
FOR	1/1/72
HAROLD ADAMS	1/1/72
GEORGE J. SHAW JR., P. E.	1/1/72
CONSULTING ENGINEERS	1/1/72
162 Grand St. Newburgh, N. Y. 12550	1